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Himayatnagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹8.7K - ₹10.6K
2BHK rent / month	₹22K - ₹32K
5-year appreciation	46-50%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

Why invest here

Himayatnagar is a well-connected central Hyderabad locality with metro access and mature infrastructure. Strong rental demand from professionals and proximity to commercial hubs ensure steady returns.

Infrastructure

- Nampally railway station modernisation
- Metro interchange stations (Red + Blue + Green lines)
- Ameerpet — busiest metro junction in Hyderabad
- Begumpet old airport land — massive redevelopment potential

Nearby localities

Somajiguda · Basheerbagh · Koti · Abids · Nallakunta

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/himayatnagar-real-estate-guide

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at https://aptlok.com/methodology.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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